CHAPTER 2

DESCRIPTION OF THE PROPOSED ACTIONS AND ALTERNATIVES

INTRODUCTION

This chapter of the Draft Environmental Impact Statement (DEIS) presents a description of the Proposed Actions, sponsored by The Quadrant Corporation, for the approximately 337-acre Redmond Ridge East (RRE) site and the approximately 122-acre Panhandle site. Actions related to the two sites are separate, independent actions related by ownership and location only. When referenced collectively, the two proposals described below will be referred to as Redmond Ridge II (RRII) in this EIS. Both the RRE and the Panhandle proposals would implement the Bear Creek Conservation and Recreation Partnership (BCCRP) Agreement (see the description of this agreement later in this chapter). A brief history of the adjacent Redmond Ridge and Trilogy developments and an overview of prior approvals and environmental review associated with the properties are also provided later in this chapter. A detailed description of probable significant impacts, mitigation measures, and significant unavoidable adverse impacts anticipated from these proposals is contained in Chapter 3 of this DEIS.

The RRE Proposed Action includes the following elements:

- Approval of Urban Planned Development (UPD) and Fully Contained Community (FCC) Permits;
- Approval of a Development Agreement to guide all future development within RRE;
- Approval of a Preliminary Plat for the property; and
- Final Platting and other construction permits and approvals required for implementation of the UPD and FCC Permits and Preliminary Plat.

Implementation of the RRE proposal is intended to provide a community that contains a mix of housing, recreational opportunities and open space. RRE would include no fewer than 780 and no more than 800 residential units and a recreation tract that would accommodate a recreation complex. RRE would represent an extension of the adjacent master planned communities, and is intended to support and be complimentary with uses located in the Redmond Ridge UPD/FCC and Trilogy at Redmond Ridge UPD. Installation of the plat infrastructure (roads, storm drainage facilities, etc.) of RRE would occur over a period of 3 to 4 years, with home construction/buildout assumed to occur by 2010.

The Panhandle Proposed Action includes the following elements:

- Redesignation of the property in the County Comprehensive Plan from Urban to Rural and reclassification of the Panhandle site from UR-SO-P to RA-5 zoning, as proposed in a current King County Executive proposal;
- Approval of a Preliminary Plat for the property; and
- Final platting and other construction permits and approvals required for implementation of the Preliminary Plat.

Implementation of the proposed Panhandle Plat would create a large lot rural-type development with a maximum of 22 lots, together with sensitive area and open space tracts on the approximately 122-acre site. The proposal is intended to be developed in a manner compatible with the rural development pattern of neighboring properties to the north, south and east. The

applicant anticipates that installation of plat infrastructure (roads, storm drainage facilities, etc.) for the approximately 22 lots would occur over a period of 1 to 2 years, with home construction/buildout assumed to occur no later than 2010. The current site plan for the Panhandle shows 21 lots; however, this EIS assumes a maximum of 22 lots to allow the applicant flexibility to achieve an additional lot in the final plat, and to provide a conservative analysis of potential impacts on the site.

This EIS identifies and evaluates the probable significant impacts from implementation of both actions. While covered by this single EIS, the RRE and Panhandle proposals are separate and distinct actions. The approval of either the RRE or Panhandle proposal is not conditioned or dependent on approval of the other proposal.

In addition to considering the environmental impacts and mitigation measures associated with the Proposed Actions, this EIS includes evaluation of alternatives that could feasibly attain or approximate the applicant's objectives for RRE and the Panhandle, but at a lower environmental cost or decreased level of environmental degradation (see the Applicant's Objectives later in this chapter). The two alternatives evaluated in this EIS include:

- Alternative 1 – 5-acre Rural Development. This alternative assumes that the RRE UPD/FCC is not approved by the County and the BCCRP is not implemented. It assumes that the sites would revert to rural (RA-5) zoning or that reclassification of the sites to rural (RA-5) zoning would be pursued by the applicant. This alternative would yield a maximum of approximately 91 total lots on both the RRE and Panhandle sites.

- Alternative 2 – No Action. This alternative assumes that no development would occur on the RRE or Panhandle sites. The existing 20-acre tax lots on the RRE and Panhandle properties would be sold to individual property owners and could be developed over time, yielding 20 lots on both the RRE and Panhandle properties.

OVERVIEW

Prior Environmental Review, Planning, Agreements and Approvals

The approximately 1,500–acre Quadrant property, of which the Redmond Ridge, RRE and Panhandle sites are a part, was purchased by the Weyerhaeuser Company in 1900 for timber production. The Redmond Ridge site was clear-cut in the 1930s. The RRE and Panhandle sites were selectively thinned in the 1950s, 1960s and 1970s. In 1979, the property was transferred to the Quadrant Corporation, which, in the early 1980s, began formulating concepts for an urban planned community on the property.

In 1985, the 1,500-acre Quadrant property was segregated into 75 20-acre tax lots. All lots remained under common ownership, and no development occurred at that time. In 1988, an application was submitted to King County to subdivide the Quadrant property into residential lots, consistent with the existing zoning of the property (General, G) and provisions for clustering. Approval was requested for a maximum of 1,866 lots.

The Bear Creek Community Plan was developed between 1984 and 1989. The adopted plan's policies and land use designations identified the Novelty Hill planning area as an Urban Activity

Center; this designation was to be implemented through Master Planned Developments (MPDs). The Quadrant property is located in the Novelty Hill planning area. The majority of the Novelty Hill planning area's growth was intended to be accommodated within the MPDs. The remainder of the planning area was designated and zoned rural to maintain its existing character.

In May 1989, an application for a MPD for the entire Quadrant property was submitted to King County. This application proposed development of approximately 5,000 dwelling units and almost 2 million square feet of business park. The proposal was to be developed in 2 phases with multiple divisions over a 15-20 year period. An application for reclassification of the site to allow development of the MPD was filed in June 1989. In December 1989, the preliminary plat application for Phase 1 of the MPD was submitted to the County. The preliminary plat application was later withdrawn.

A Determination of Significance and Scoping Notice for the MPD proposal was issued by King County in July 1990. In July 1994, a substantially reduced and revised proposal was submitted to King County. The revised project, referred to as the Northridge Urban Planned Development (now known as the Redmond Ridge UPD/FCC), encompassed the western approximately 1,050 acres of the 1,500-acre Quadrant property (excluding the RRE and Panhandle sites). The proposal consisted of 1,300-1,500 residential units, an 8-acre neighborhood shopping center, 122 acres of business park, public facilities and open space. The Northridge UPD Draft and Final EISs were published in 1995 and 1996, respectively. As indicated previously, the RRE and Panhandle portions of the Quadrant property were not included in the Northridge UPD proposal. However, the Northridge UPD EIS described the RRE and Panhandle sites in the existing conditions sections of the various environmental elements. In addition, the three alternatives to the Proposed Action analyzed in the EIS (1-acre subdivision, development under rural zoning and no action) included the RRE and Panhandle sites.

The Blakely Ridge UPD (now known as the Trilogy UPD) followed a similar process of downsizing over time. Blakely Ridge was designated as an age-restricted community in 1991. The Blakely Ridge Draft and Final EISs were published in 1994 and 1995, respectively.

Approximately 40 public hearings were held with the Bear Creek community prior to approval of the UPD permits on the two projects. Hearings were also held to discuss the EISs for both projects. The King County Council approved the Blakely Ridge UPD permit in December 1995. The Council approved the Redmond Ridge UPD and FCC permits in January 1997. The UPD and FCC permits are valid for up to 20 years. Depending on market trends, the projects could build out in 20 or fewer years. The permit conditions tie infrastructure requirements to the pace of development. Several checks and balances are in place to ensure the assumptions underlying the approvals are both accurate and adequate over time. Included among these is the Midpoint Project Review of the cumulative impacts from both developments, which occurs when 2,500 residential permits have been issued (this threshold has not been met to date; 1,873 residential permits have been issued to date). Subsequent EIS Addenda were prepared for the Redmond Ridge South plat (2001) and the Redmond Ridge off-site road improvements (2001). Approval was granted for the Redmond Ridge South plat in July 2001 and 2002. Construction is underway on the Redmond Ridge UPD/FCC and Trilogy UPD. Substantial portions of these communities are complete and occupied (see the **Land Use** section in Chapter 3 for details). Most of the off-site road improvement projects have been completed.

In January 2003, Quadrant entered into a partnership agreement with Cascade Land Conservancy (CLC), Lake Washington Youth Soccer Association (LWYSA) and King County known as the Bear Creek Conservation and Recreation Partnership (see the discussion below for details on the BCCRP). Among the objectives of this agreement are provision of athletic fields on the RRE site to serve the area covered by the LWYSA (contiguous with the Lake Washington School District, including Redmond, Kirkland, Sammamish and portions of unincorporated King County), completion of development of the Redmond Ridge master planned community in a manner that would be scaled back from earlier development plans for the property (no fewer than 780 and no more than 800 residential units on the RRE site), and the re-designation of the Panhandle site from an urban to rural classification. The current RRE and Panhandle proposals, which are the subject of this Draft EIS, seek to accomplish the objectives of the BCCRP.

Scope of Redmond Ridge East SEPA Review

Quadrant's application for the Panhandle proposal was submitted to King County on October 29, 2002, and was deemed complete on February 14, 2003. Quadrant's application for the RRE proposal was submitted to King County on March 3, 2003 (the application was considered complete on March 31, 2003). The County issued a Determination of Significance and Scoping Notice on the two projects on March 14, 2003, to allow environmental review of the cumulative impacts of both projects. As mentioned previously, while covered by this single EIS, these are separate, independent actions related by ownership and location only. The final scope of the EIS indicated that the following elements will be addressed in the EIS: Earth, Water, Plants & Animals, Noise, Land Use, Aesthetics/Light and Glare, Transportation, Public Services and Utilities.

The RRE and Panhandle EIS builds upon the prior SEPA environmental review conducted in the past for development on or adjacent to/in proximity to the RRE and the Panhandle sites. Relevant portions of existing environmental documents incorporated by reference include: the Blakely Ridge MPD/UPD EIS (1994/1995), Northridge UPD EIS (1995/1996), Redmond Ridge South EIS Addendum (2001), and the Redmond Ridge Off-site Roadway Improvements EIS Addendum (2001) and the Technical Information Report for the Novelty Substation Project Stormwater Pipeline (2003). An EIS on proposed improvements to Novelty Hill Road is currently being prepared. The Novelty Hill Road Draft EIS is scheduled to be issued in summer, 2004.

This EIS will address the impacts of off-site improvements (i.e., road and utility improvements) required for the project, to the extent that the improvements are not already addressed in another prior environmental document, including the Novelty Hill Road Draft EIS and the Technical Information Report for the Novelty Substation Project Stormwater Pipeline (2003).

Bear Creek Conservation and Recreation Partnership Agreement

The RRE and Panhandle proposals would implement aspects of the Bear Creek Conservation and Recreation Partnership Agreement. The Bear Creek Conservation and Recreation Partnership (BCCRP) is comprised of Cascade Land Conservancy (CLC), Lake Washington Youth Soccer Association (LWYSA), King County, and Quadrant and Trilogy LLC. On January 3, 2003, all entities in the BCCRP signed a partnership agreement indicating that the parties are striving to accomplish certain objectives, including expanded stewardship of approximately 700 acres of wetland and open space, provision of athletic fields to serve the eastside of King

County, initial site development and maintenance of a regional equestrian park as part of east King County's equestrian trail system, completion of development of the Redmond Ridge master planned community in a manner that would be scaled back from earlier development plans for the property, and the re-designation of the easternmost portion of the Redmond Ridge II site (the Panhandle property) from an urban to rural classification.

In order to accomplish the objectives of the BCCRP, Quadrant has agreed to pursue development of no more than 800 residential units and no fewer than 780 residential units. Therefore, the proposal for RRE calls for development of no fewer than 780 and no more than 800 residential units (development of 800 residential units on the RRE site is analyzed in this EIS). The separate and independent Panhandle plat would include development of a maximum of 22 large residential lots on 122 acres adjacent to RRE. Taken together, as proposed, the two projects would feature a total of no more than 800 residential units and no fewer than 780 residential units. If both Proposed Actions are approved, adjustments to one or both of the proposals would be necessary in order to not exceed 800 total residential units. Quadrant would donate to LWYSA approximately 46 acres within the RRE site for development and management of a recreation complex. Quadrant would convey the approximately 700-acre wetland system within Redmond Ridge, Trilogy and RRE (approximately 450 acres would be conveyed from Redmond Ridge, approximately 175 acres from Trilogy, and approximately 75 acres from RRE) to CLC, which would oversee a wetland management and monitoring program. As part of the BCCRP agreement, King County has committed to use it best efforts to process RRE applications in a timely manner.

SITE

Location

The RRE site encompasses a total of approximately 337 acres located between the Village at Redmond Ridge (part of the Trilogy at Redmond Ridge UPD) and Puget Sound Energy right-of-way on the north, the Redmond Ridge UPD on the west, approximately 244th Avenue NE/248th Avenue NE (if extended) on the east, and approximately NE 90th Street, if extended on the south (see **Figure 1**). The RRE site is located within portions of Sections 2 and 3, Township 25 North, Range 6 East W.M. and Section 34, Township 26 North, Range 6 East W.M.

The Panhandle site includes a total of approximately 122 acres contiguous to and immediately east of the southern portion of RRE (see **Figure 1**). The Panhandle site is located in the North ½ of Section 2, Township 25 North, Range 6 East W.M.

Existing Uses

Both the RRE and Panhandle sites are currently undeveloped. Second and third growth forest cover the majority of the sites (selective thinning occurred on the sites in the 1950s, 1960s and 1970s; see the **Plants and Animals** section in Chapter 3 for further information on existing plant communities). Approximately 34 acres of wetlands are present on the RRE site and approximately 13 acres of wetlands are present on the Panhandle site. Five intermittent streams are present on the RRE site, and two intermittent streams are present on the Panhandle site (one of the intermittent streams is included in both of these counts, as a portion of it is located on each site). The topography of the sites is generally gently rolling; steeper slopes are present on the far eastern portion of the Panhandle site (see the **Earth** section in

Figure 1
Vicinity Map

Chapter 3 for further information on the sites' topography). Old logging roads, trails and gravel powerline access roads extend through, or border the sites, including an existing equestrian trail that generally follows the southern boundary of the RRE site. See **Figure 2** for a depiction of existing site conditions.

Surrounding Land Uses

Land uses adjacent to the RRE site include: a 200-foot Puget Sound Energy (PSE) powerline right-of-way to the north; rural residential development on 5 to 10-acre lots to the south and east, the undeveloped PSE property to the east; the Panhandle site to the southeast; and, dedicated open space in the Redmond Ridge UPD/FCC to the west. The Trilogy at Redmond Ridge UPD commercial uses (Village at Redmond Ridge) would be located to the north of the PSE powerline right-of-way. Land uses adjacent to the Panhandle site include: rural residential uses on 5 to 10-acre lots to the north, south and east; and the currently undeveloped RRE property to the west.

PERMIT APPROVAL PROCESS

The following major approvals/agreements are actions required to authorize subdivision and subsequent construction permits for RRE and the Panhandle (see the **Fact Sheet** for a complete list of the anticipated necessary permits and approvals).

Redmond Ridge East

UPD and FCC Permits

In order to accomplish RRE, a UPD and/or an FCC permit must be granted. RRE must comply with King County Code 21A.39, the General Provisions Chapter for UPDs and FCCs. King County Code Sections 21A.39.010 through 21A.39.130 provide the criteria for UPD approvals. Pursuant to these criteria, UPDs are intended to implement long-range planning for the Urban Growth Areas of King County (see the **Land Use** and **Relationship to Plans and Policies** sections in Chapter 3 for further information). UPDs are also intended to preserve greater amounts of public open space than traditional types of development, provide for the applicant to contribute to major capital improvement needs, provide a diversity of housing types and affordability, provide a site design that supports and encourages the use of transit, and establish specific ranges and intensities of uses for the UPD.

The FCC permit is a separate permit, with conditions similar to those for the UPD, but requiring additional provisions to internalize urban development impacts within the development site through containment-oriented measures including new infrastructure, buffers, transit-oriented site planning and traffic demand management programs, a mix of land uses to offer jobs, housing and services to the FCC residents, etc. An FCC is meant to be achieved through the imposition of development conditions that do not increase pressures on adjacent lands for urban development (KCC 21A.39.200).

Development Agreement

In accordance with KCC 21A.39, the applicant would be required to enter into a Development Agreement with King County pursuant to the state Development Agreement statute, RCW

Figure 2
Existing Site Conditions

36.70B.170 et seq. The Agreement would include the specific terms and conditions approved by the County to govern long-term development of the RRE site. Approval of a Development Agreement by the County would occur subsequent to UPD and FCC approval.

Preliminary Plat

The proposal would seek Preliminary Plat approval, along with approval of all construction and other permits necessary to support final plat approval.

The Panhandle

The Panhandle proposal would require a separate and independent approval of a preliminary plat. The current Panhandle preliminary plat proposal would subdivide the approximately 122-acre site into not more than 22 single-family lots. Lot sizes for this rural density plat would range from approximately 2 to 3 acres. Forty percent of the project site (including wetlands, steep slopes, and buffers) would be platted as protected open space and/or sensitive area tracts.

APPLICANT'S OBJECTIVES

The applicant's objectives for the RRE UPD/FCC and the Panhandle Plat are to:

- Implement the BCCRP Agreement entered into by King County, Cascade Land Conservancy (CLC), Lake Washington Youth Soccer Association (LWYSA) and Quadrant. Under the BCCRP, Quadrant would donate property to LWYSA for a recreation complex; complete the initial site development for an equestrian park and contribute to its maintenance; cooperate with the County to re-designate the easternmost approximately 122-acre portion of Quadrant's property (the Panhandle site) from urban to rural; and, limit residential development on the RRE and Panhandle sites to 800 residential units.

- Create a community that seeks to protect the naturally constrained areas of the sites and surrounding area, including streams, wetlands, and surface and groundwater resources, through master planning concepts, to the extent feasible.

- Plan for and develop the property in a manner that is consistent with applicable King County land use plans and policies.

Additional objectives for the RRE UPD/FCC are to:

- Provide a range of housing opportunities at urban densities within the County's Urban Growth Area (UGA) that adequately responds to dynamic market factors over time and contributes to the County's targets for accommodating growth and providing affordable housing under the Growth Management Act (GMA).

- Create an economically viable community that provides housing, recreational opportunities and open space; compliments the range of existing and planned uses within the adjacent communities of Redmond Ridge and Trilogy at Redmond Ridge; protects the rural character of surrounding neighborhoods; and, takes advantage of

the availability of urban services and infrastructure systems located in proximity to the site.

Additional objectives for the Panhandle Plat are to:

- Create a community that provides housing at rural densities, retains significant sensitive areas and buffers as open space, and is compatible with the rural character of adjacent neighborhoods.

DESCRIPTION OF REDMOND RIDGE EAST UPD/FCC

Applicant's Overall Concept

The applicant's intention for the RRE UPD/FCC is to achieve an architecturally integrated community that provides a sense of neighborhood based upon pedestrian accessibility, human interaction, and architectural and economic diversity. RRE is meant to provide a mix of residential and recreational uses, proximate and complementary to off-site neighborhood services. RRE is intended to feature a blend of housing types, sizes and densities within each neighborhood. A recreation complex proposed on the RRE site would be a significant amenity for the community and general public. A series of other open space areas would be woven into the RRE development to protect sensitive areas on site and to provide a variety of outdoor experiences.

The overall plan for the approximately 337-acre RRE site would include:

- No fewer than 780 and no more than 800 residential units of various types and densities (if both RRE and the Panhandle were developed as proposed in this EIS, these numbers would represent the total combined number of housing units on both sites);
- Parks and open space areas within each residential development area, including trail connections to off-site systems;
- Pedestrian-oriented roadways (i.e., roads with sidewalks at a minimum on one side, and a 12-foot-wide hard surface path on one side of Eastridge Drive with a sidewalk on the opposite side);
- Access to the property in two locations (Muirwood Drive and Eastridge Drive), connecting with Novelty Hill Road through the Village at Redmond Ridge;
- Sensitive area tracts preserving wetlands and streams and their buffers totaling approximately 90 acres,
- An approximately 47-acre recreation tract that would accommodate the recreation complex. Initial development would include two soccer fields, with ultimate potential development of approximately 10 soccer fields by LWYSA.

The applicant intends to meet King County UPD/FCC requirements through this proposal. See **Figure 3** for the RRE site plan. **Table 1** summarizes the approximate acreages for each land use category of the RRE UPD/FCC.

Figure 3
RRE Site Plan

Table 1
RRE LAND USE SUMMARY

Land Use Category	Area (Approximate Acres)	% of Total
Residential Uses		
Single-family (3-7 Du/Ac.)	88.8 Ac.	26%
Multifamily (14-18 Du/Ac.)	5.8 Ac.	2%
Sub-Total Residential Uses	**94.6 Ac.**	**28%**
Non – Residential Uses		
Rights-of-Way / Access Tracts	38.0 Ac.	11%
Recreation Space (Recreation Complex Tract)	47.0 Ac.	14%
Recreation Space (Mini – Parks) *	7.9 Ac.	2%
Perimeter Buffer Tracts	12.0 Ac.	4%
Sensitive Area Tracts	90.0 Ac.	27%
Landscape / Other Open Space	19.4 Ac.	6%
Stormwater Management Tracts	22.1 Ac.	6%
Future Development Tract **	2.4 Ac.	1%
Utility Tract	3.9 Ac.	1%
Sub-Total Non-Residential Uses	**242.7 Ac.**	**72 %**
TOTAL USES	**337.3 Ac.**	**100 %**

Source: Goldsmith & Associates, 2004.

* The soft surface trail connections are included in the recreation space (parks) tracts; the soft surface equestrian trail is included in the acreage of the recreation space (recreation complex); and the hard surface multi-purpose path and sidewalks are included in the right-of-way acreage.

** Although not currently part of the proposal, the Future Development Tract may contain residential uses in order to realize total approved lot yield. See the discussion under Future Development tract later in this chapter for further discussion of potential uses of this tract. The applicant will determine the proposed use for this tract prior to the Final EIS and the potential impacts of this use will be analyzed and described in the Final EIS.

Residential Neighborhoods

It is the applicant's intent that RRE would feature a range of housing opportunities at urban densities within the County's UGA that respond to dynamic market factors over time and contribute to the County's targets for accommodating growth under the Growth Management

Act (GMA). RRE is meant to provide for residential development at a range of densities that would include a variety of housing types and sizes, including single-family detached units on a range of lot sizes and multifamily units that would include at least three of the following types: townhouses, manor houses, duplexes, row houses, stacked units (apartments or condominiums) and/or other types as approved by King County DDES. As specified by the BCCRP, RRE calls for development of no fewer than 780 and no more than 800 residential units.

It is the applicant's intent that RRE blend housing types, sizes and densities within each development area. A mix of front-accessed and alley-accessed residences would be provided on a single street. Small cottages, as defined by the applicant, and alley units would be located across from larger, family-sized residences. A connection between the residences and the street is proposed to be achieved by using front porches and small front yards, and by de-emphasizing garage doors. Cottage units could have single-story detached garages reminiscent of older Seattle neighborhoods.

Many residences in RRE would be oriented to open space amenities on site. A significant number of the residences would have rear yards adjacent to preserved wetlands or open space tracts. In addition, many residences would face onto active or passive park spaces or shared greens, which would provide neighborhood gathering places throughout the community.

Minor modifications to the number and types of units in each development area, and the layouts of lots and neighborhood access roads within the development areas, may be made or required through the subdivision and engineering design process.

Table 2 presents the housing types and typical lot sizes proposed for the RRE site.

Table 2
RRE HOUSING TYPES

Home Type	Approximate Lot Size
1. Single-family detached units	60' x 100'
2. Single-family detached units	50' x 100'
3. Single-family detached units with and without alley access	40' x 95'
4. Single-family detached cottage units w/ alley access "front loaded"	 34' – 40' x 95' 64' x 66'
5. Multifamily townhouse, manor house, row house, duplex, stacked units (apartment or condominium) and/or other types as approved by King County DDES w/ alley access "front loaded"	N/A

Source: Goldsmith and Associates, 2004.

Single-Family Housing

Approximately 83 percent, or 665, of the RRE residential units would be single-family housing (if fewer than 800 units were to be built, a similar percentage would be single–family housing). Four types of single-family detached housing units are proposed on the RRE site that would be sited on lots ranging from 34 feet to 60 feet wide. Overall, single-family home sizes would range in size from approximately 1,200 to 4,500 square feet. Homes on the larger lots would typically face the street, with rear yards oriented to open space/sensitive area tracts.

Approximately 40-foot wide lots would accommodate smaller single-family homes, both with and without alley access, with either attached or detached garages. Some cottage units would be sited on 34-foot wide lots with alley access. These units would range between approximately 1,200 – 2,000 square feet of floor area. In many cases, the small, single-family or cottage units, would front on a park or landscaped open space.

Multifamily Housing

Approximately 17 percent, or 135, of the RRE residential units would be multifamily housing (if fewer than 800 units were to be built, a similar percentage would be multifamily housing). The applicant has agreed to provide at least three different types of attached housing from the following list of types: townhouses, manor houses, duplexes, rowhouses, stacked units (apartments or condominiums) with and without alley access and/or other types proposed by Quadrant as approved by King County DDES. Multifamily homes would range in size from approximately 1,000 to 1,800 square feet.

Residential Development Areas

Residential development areas have been defined in RRE (Development Area "A", Development Area "B", etc.). It is the applicant's intent that a range of single-family housing types, sizes and densities would be provided in each development area; multifamily housing would be provided in at least three of the four development areas. **Table 3** presents the anticipated acreage and number of dwelling units within each development area. An overall net density of 4.9 Du/Ac would be achieved on site. (This density calculation excludes sensitive area tracts and the LWYSA recreation tract.)

The lot sizes, overall, would range from approximately 34 feet wide to 60 feet wide. Within RRE as a whole, lot sizes would generally be distributed as follows:

- 15% - 60-foot wide lots
- 40% - 50-foot wide lots
- 45% - single-family units on approximately 34 to 40-foot wide lots and multifamily/duplex housing units.

Affordable Housing

As indicated above, RRE would offer housing opportunities, ranging from multifamily and attached units to detached, single-family units. Lot sizes would vary to provide a variety of housing types and sizes. Housing within the RRE community would be targeted to a range of income levels. The range of housing opportunities at varying urban densities is intended to respond to market factors and varying price ranges.

Table 3
RESIDENTIAL DEVELOPMENT AREA DATA

Development Area	Total Acres*	No. of Units
Development Area A	37.3 Ac	191
Development Area A Multi-family tract (MF-1)	5.5	70-90
Development Area B	44.1 Ac	170
Development Area C	38.3 Ac	197
Development Area D	37.8 Ac	168

Source: Goldsmith and Associates, 2004.
* Does not include sensitive areas or major stormwater management facility tracts proximate to development areas; does include local access rights-of-way, landscape tracts, and the mini-parks.

The RRE proposal primarily includes housing and does not include a job-generating component, such as commercial, office or retail space. Development of RRE would provide housing for new residents/workers to the area. The creation of additional housing stock is intended to help keep the housing supply in balance with demand.

The King County Code (KCC) mandates compliance with affordable housing requirements as a condition of approval for all UPDs. RRE would meet the UPD standards of KCC 21A.39.060, by providing at least 30 percent of the residential units in RRE as affordable housing units in accordance with the County's requirements for UPDs. As a result, an appropriate portion of housing would be provided as affordable to those at income levels: below 80 percent of the median household income (below 50 percent of the median household income level for rental units); between 80 and less than 100 percent of the median household income level (between 50 and less than 80 percent of the median household income level for rental units); and between 100 and 120 percent of the median household income level (between 80 and 100 percent of the median income level for rental units).

The requirement for affordable housing would be implemented through the UPD and FCC permit conditions, as well as via a Development Agreement between Quadrant and King County. Quadrant has stated it is committed to fully comply with the affordable housing requirements in each of the three income categories specified in the above code section. The affordable housing units are proposed to be located throughout RRE rather than developed in only one or two locations on site.

Open Space, Parks and Recreational Facilities

Open Space

Approximately 52 percent of the RRE site (176 acres) would be preserved as open space under the proposal, including: the recreation complex, neighborhood/mini-parks, trail corridor tracts,

sensitive area tracts, perimeter buffer tracts, landscape and other open space (see **Figure 4** and **Figure 4a**). These open space areas are summarized in **Table 4.** The largest component of the RRE open space would be the sensitive areas tracts. The sensitive area tracts would encompass approximately 90 acres and would include wetlands and streams and their buffers (see the **Earth**, **Water**, **Plants and Animals**, and **Wetlands** sections, and **Appendices A**, **D**, **E** and **F** for additional information). Perimeter buffers would be provided at RRE, per the UPD/FCC criteria as specified in KCC 21A.39.200(B)(3). Approximately 12.0 acres of perimeter buffers are proposed. Residential uses in RRE Development Areas A and B would be separated from adjacent rural residential development to the east by a 50-foot wide perimeter buffer of native vegetation. Fifty-foot wide buffers of native vegetation would also be provided along the north RRE site boundary (adjacent to the PSE right-of-way), and to the north and south of the proposed recreation complex. Perimeter buffers would not be provided between RRE and Redmond Ridge, and where sensitive area tracts on site extend to the RRE site boundary (i.e., to the east and west of the proposed recreation complex and along the west boundary of RRE).

All of the proposed development areas in RRE would include landscape and/or other open space tracts. The landscape tracts would include both formal landscape areas and areas that would potentially remain as native vegetation, as determined during final engineering design.

One area of landscape tract would be the islands proposed at the minor access loops within the development areas. These “eyebrow loops” are proposed to be left as native vegetation where possible, or planted in grass. Common “green” spaces would be another component of the landscape tracts. These green space areas would be provided for up to eight total housing units where vehicular access would be via alleys. The green spaces would contain a hard surface walkway to each home and would connect through the neighborhood to perimeter streets/sidewalks. Tracts labeled on the site plan as “open space” are tracts that will remain as native vegetation.

The recreation complex, neighborhood/mini-parks, and trail tract, totaling approximately 55 acres, would make up the remainder of the proposed open space on the RRE site. These open space areas are described below under Parks and Recreational Areas.

Parks and Recreational Areas

RRE would provide parks and recreational areas that are intended to meet the needs of its residents. RRE parks and recreational areas would include: a portion of the recreation complex, neighborhood/mini-parks, and trails, totaling approximately 10.4 acres (see **Figure 4**). A summary of the proposed RRE parks and recreational areas is provided in **Table 5** and a description follows.

Recreation Complex. The proposed recreation complex, located in the southern portion of the RRE site, would be a significant recreational element in RRE. This complex would consist of flat, dry, useable land within an approximately 47-acre tract (see **Figures 4, 4a** and **5**). This tract would be donated to LWYSA by Quadrant for the development of soccer fields which would be maintained and operated by LWYSA. A portion of Tract P-6 in the recreation complex would be credited toward RRE’s parks requirements (other components of this tract would be credited towards RRE’s recreational facilities requirements as described below). The Quadrant Corporation and the Lake Washington Youth Soccer Association (LWYSA) have entered into an

Figure 4
RRE Parks and Open Space Plan

Figure 4a
RRE Trails and Pathway Plan

Table 4
RRE OPEN SPACE

Open Space Areas	Area (Acres)
Recreation Complex Park Tract P-6	47.0 Ac.
Mini-Parks Tracts P-1, P-2, P-4, P-5, P-8, P-9, P-10, P-11	7.7 Ac.
Trail Corridor Tract Tract P-7	0.2 Ac.
Sensitive Area Tracts Tracts SA-1 through SA-18	90.0 Ac.
Perimeter Buffer Tracts Tracts PB-1 through PB-12	12.0 Ac.
Landscape/Other Open Space Tracts L-1 through L-50	19.4 Ac.
Total RRE Open Space	**176.3 Ac.**

Source: Goldsmith & Associates, 2004.

Table 5
RRE PARKS AND RECREATIONAL AREAS

Parks/Recreational Area	Area (Acres)
Portion of Recreation Complex Portion of Tract P-6	2.5 Ac.*
Mini-Parks Tracts P-1, P-2, P-4, P-5, P-8, P-9, P-10, P-11	7.7 Ac.
Trail Corridor Tract Tract P-7	0.2 Ac.
Total RRE Parks and Recreation Space	**10.4 Ac.**

Source: Goldsmith & Associates, 2004.

* The applicant has proposed to construct two soccer fields in the recreation complex as part of the development of RRE. While the area of the two fields would be approximately 3.74 acres, the applicant is seeking a credit for only 2.5 acres because the use of the fields will be under the control of the LWYSA rather than the RRE homeowners association.

Figure 5
Recreation Complex Conceptual Plan

agreement to develop a recreation complex on this tract, pursuant to the provisions of the BCCRP Agreement (see the previous discussion on the BCCRP in this chapter).

The recreation complex could accommodate approximately 10 full-size soccer fields at buildout (approximately 75 yards x 120 yards); the total potential number of fields is analyzed in this EIS. Under the BCCRP, the fields would be constructed by LWYSA. It is proposed that two fields would be constructed with the development of RRE and these two fields would be credited toward RRE's recreational facility requirements. The two initial fields would be available to the RRE residents for recreational use subject to rules and scheduling by LWYSA. The timing for construction of the remaining 8 fields would be determined by LWYSA. It is expected that all of the fields would be developed using natural grass and native soils; however, at some point in the future, some or all of the fields may be resurfaced in a synthetic turf material. For the purpose of this EIS, both the option of developing all of the fields in natural grass, as well as all of the fields in synthetic turf material have been analyzed. The fields would be sloped and graded so that play could occur in either a north/south or east/west direction. Maintenance of the fields by LWYSA would follow best management practices to minimize on-site and off-site impacts to water resources.

To this end, soils would be tested annually and fertilizers custom blended to address specific turf needs. Seed grass mixtures that are disease and insect resistant, as well as drought tolerant, would be used at the complex. An Integrated Pest Management Plan (IPM) would be implemented for the complex (see the **Water** section in Chapter 3 and **Appendix B** for additional information on the IPM). If irrigated, the fields would be watered with an automatic water conserving irrigation system.

In addition to the fields, the following facilities are proposed by LWYSA in association with the recreation complex: a 40' x 60' maintenance and storage shed; and, a 40' X 40' concession stand and restroom building, each located in the central portion of the recreation complex tract adjacent to the access road. Portable bleachers and port-a-potties would be used on an as-needed basis at the complex. These facilities would be built and installed by LWYSA, and the timing for their construction would be determined by LWYSA.

Vehicular access into the complex would be provided by a gravel road extension of Eastridge Drive. Parking to accommodate 50 vehicles per field would be constructed by LWYSA in two permanent gravel lots for a total of approximately 500 spaces. Construction of the parking area would be phased with the construction of the fields. Grass transition areas between the fields and between the parking areas and fields would provide pedestrian circulation throughout the recreation complex. No other improvements to these grass areas (such as the use of "Grasspave" or similar materials) are proposed at this time. The existing equestrian trail located in the southern portion of the complex would be relocated to avoid conflicts with field users and wetlands.

According to LWYSA, practices would primarily occur on weekdays between 4:00 PM and dusk during the school year and between 8:00 AM and 8:00 PM in the summer months, and on weekends between 8:00 AM and dusk (early spring/fall/winter) and between 8:00 AM and 8:00 PM (spring/summer). Practices on any lighted fields would be extended to 11:00 PM on weekdays and weekends. Game times would primarily occur on weekends and would be staggered, as possible, to reduce traffic volumes. In addition to soccer practices and games, it is anticipated that approximately 5 organized fund-raising events would occur at the complex on an annual basis during the summer months.

Some or all of the soccer fields are proposed to be lit in the future, using the latest technologies to minimize spill-over and off-site glow. For the purposes of this EIS, the four central fields are assumed to be lit by buildout of the RRE proposal (see the **Aesthetics, Light** and **Glare** section in Chapter 3 for additional information on field lighting). If additional fields are proposed to be lit in the future, additional SEPA review would be required.

Neighborhood/Mini Parks. A total of approximately 7.9 acres of neighborhood/mini parks (including a trail corridor tract) would be provided within the RRE residential development areas. It is intended that these parks would be located so that that they would be convenient and accessible to surrounding residences. The parks would include: grass play areas, tot lots, and/or other play equipment and facilities, providing both active and passive recreation opportunities for a variety of ages of children (see the **Public Services and Facilities – Parks and Recreation** section in Chapter 3 for additional information on these facilities).

The central, focal point for the RRE community is intended to be "Center" Park, proposed at the intersection of Eastridge Drive and NE 104th Place (see **Figure 4**). This approximately 4.7-acre park, divided into three separate tracts, would consist of 3.11 acres of active family recreation space with facilities which would allow for non-regulation soccer and softball pick up games and rollerblading, as well as a picnic shelter and play equipment for children of all ages. A separate 0.85-acre area would be geared towards active teens and would include a full-court basketball court, a half-court basketball court, play equipment, and a social gathering space. The third component of the center park would include a 0.76-acre area which would include two tennis courts, and picnic areas. Landscaping, benches and grass areas for gatherings would also be provided in each park tract. For the 3.11 acre portion of the park a drivable surface would be provided between the park perimeter and the fronts of adjacent homes. This surface would provide parking for guests of the residents, as well as park visitors. A physical barrier would be located between the drivable surface and the park area to prevent conflicts between vehicles and park users.

Trails and Pedestrian Facilities. RRE proposes a trail and path system that would provide non-motorized access within the RRE site, including to the recreation complex. The RRE trails and paths would connect to off-site roadways and trails, providing opportunities for pedestrians, cyclists, and equestrians to access the regional trail system.

Approximately 3.4 miles of recreational trails and paths are proposed (see **Figure 4a**). An element of the RRE proposal is the construction a soft surface trail off-site, within the Redmond Ridge UPD, to provide connection to other Redmond Ridge trails, as well as trails in the vicinity. The proposed on-site and off-site trails and pathways are broken down in **Table 6** and described below.

Additional pedestrian pathways would be provided within the RRE development areas to facilitate more direct connections from residential areas to the street/sidewalk systems. The pedestrian paths would be provided through the neighborhood/mini-park, "common green" areas and corridors between the alley accessed units.

The road rights-of-way within RRE would contain facilities for pedestrian circulation. All rights-of-way would include a sidewalk on at least one side of the roadway. See Access and Circulation below for further description of the sidewalk system.

Table 6
RRE PEDESTRIAN FACILITIES

5-foot wide Pedestrian Pathways (hard surface)	2,500 LF
12-foot wide Multi-Purpose Path (hard surface)	5,000 LF
Proposed Off-site Trails & On-site Connections (soft surface)	7,650 LF*
Proposed Rec Complex Equestrian Trail (incl. BPA) (soft surface)	2,650 LF
Total On- and Off- Site	**17,800 LF / 3.4 Miles**

Source: Goldsmith and Associates, 2004.
*Includes 5,000 LF off-site.

The existing Redmond Ridge development contains a system of hard and soft-surface trails. Regional and/or area historical use trails are also located in portions of the Puget Sound Energy Transmission Line corridor, the Bonneville Power Administration (BPA) Transmission Line Easement corridor and the Williams Gas Pipeline corridor. Some portions of these historical trails are located off-site, contain obstructions, and are difficult to traverse in their current conditions, making them suitable only for equestrian use at best. RRE would link to the Redmond Ridge trails and the regional trail system at several locations along the site boundary (see **Figure 4a**). RRE proposes to construct approximately 5,000 linear feet of soft-surface trail off-site, through the Redmond Ridge UPD/FCC, to provide an additional north/south route in the Redmond Ridge trail system, and to provide connection to other trails in the vicinity. An existing north/south temporary trail located in the northwestern portion of the RRE would be removed.

An existing equestrian trail traverses the southern portion of the RRE site. This trail connects to Redmond Ridge on the west and the BPA corridor on the east. The proposal includes relocating the section of trail that crosses the RRE site to integrate it into the recreation complex in the same general location as it currently exists. A portion of this historical use trail, west of the RRE site, traverses property that is privately owned.

Future Development Tract

An approximately 2.4 acre tract located in the central portion of the site (south of NE 104th Place) would be designated as a future development tract under the RRE proposal. No development is currently proposed for this tract by the applicant. It could be developed with residential units to accommodate adjustments in the current proposal (the 800-dwelling unit maximum set forth in the BCCRP Agreement would be maintained), or for transportation facilities, recreation facilities, or open space. The applicant will determine the proposed use for this tract prior to the Final EIS and the potential impacts of this use will be analyzed and described in the Final EIS.

Access and Circulation System

The proposed RRE circulation system would include both motorized and non-motorized components. The motorized circulation system is described below. See the previous section on Parks and Recreational Areas – Trails and Pedestrian Facilities for a discussion of the non-motorized circulation system.

Motorized Circulation

Primary access to RRE is proposed from the north at the intersection of Eastridge Drive and NE Novelty Hill Road. This access road would extend southward through The Village at Redmond Ridge and enter the RRE site at Development Area A. A secondary access to the site would be provided from the intersection of Trilogy Parkway NE and NE Novelty Hill Road. This access road would extend through The Village at Redmond Ridge and enter the RRE site at Development Area C. These two roadways would continue southward through the site. The easternmost roadway, Eastridge Drive, would terminate at the recreation complex in the southern portion of the site. The westernmost roadway, Muirwood Drive, would terminate at Development Area D. Two east/west connections would be provided from these roadways; one at the south end of Development Area C (NE 104th Place) and the other at the south end of Development Area D (NE 97th Place). The two north/south roadways would connect to sub-collector roadways branching into residential neighborhoods (see **Figure 6** for the proposed Circulation Plan).

KCC 21A.39.030B states: "A UPD permit and development agreement may allow development standards different from those otherwise imposed under King County Code..." The purposes of this Code provision, which allow for the adoption of standards specific to a UPD/FCC project, are to:

- Provide flexibility to achieve public benefits,
- Respond to changing community needs, and
- Encourage modifications which provide the functional equivalent or adequately achieve the purposes of County standards.

In order to meet the applicant's objectives, the applicant has proposed that certain designs for RRE roadways vary from the King County Road Standards. According to the applicant, these modifications are intended to address specific goals for housing diversity and the needs of the urban neighborhood design to promote slower speed, pedestrian and multi-modal transportation.

Specific modifications being requested include, but are not limited to:

- reductions in ROW width,
- reductions in paving width,
- modification to allow paved pedestrian pathway in lieu of sidewalk in some instances,
- modification to parking allowances (restricting to one side),
- allowances for direct driveway access onto neighborhood collectors in limited locations,
- allowance for alleys longer than 400'.

More detailed information on the proposed on-site roadways is provided below. See **Figures 7-11** for cross-sections of the proposed roadways.

Collector Arterial – Eastridge Drive. The major north/south roadway on site (Eastridge Drive) is proposed to be designed as a collector arterial road. The design of this roadway would incorporate aspects of King County's standards for a collector arterial, modified to account for the unique characteristics of this roadway. Three cross sections are proposed for this roadway (see **Figure 7**). The northern portion of the roadway (north of the intersection with NE 109th Place) is expected to carry higher traffic volumes than the southern portions of the road. The

Figure 6
Circulation Plan

Figure 7
Collector Arterial Cross-Sections

Figure 8
Neighborhood Collector, Subcollector and Modified Collector Road Cross-Sections

Figure 9
Subaccess Road Cross-Sections

Figure 10
Minor Access Road Cross-Sections

Figure 11
Cul-de-Sac and Alley Cross-Sections

design speed for this portion of the road would be 40 mph. The cross-section for the northern portion of the collector would feature:

- 75' right-of-way
- 36' paving
- 2 lanes
- No parking
- 5' planter strips (both sides)
- 5' sidewalk (one side)
- 12' multi-use path (one side)

The central portion of this roadway (south of the intersection with NE 109th Place, and north of the intersection with NE 103rd Place) is expected to carry higher traffic volumes than the southern portion of the road. Therefore, wider right-of-way and wider paving width are proposed.

The design speed for this portion of the road would be 35 mph. This portion of Eastridge Drive includes the area through the Center Park. Many of the homes along this portion of the roadway are proposed to "face" the roadway, with alley access to the rear of the homes, and guest parking allowed on Eastridge Drive along home frontage. The cross-section for the central portion of Eastridge Drive would feature:

- 75' right-of-way
- 40' paving
- two lanes
- parking allowed (south of NE 109th Place)
- 5' planter strips (both sides)
- 5' sidewalk (one side)
- 12' multi-use path (one side)

The southern portion of the roadway (south of the intersection with NE 103rd Place) is expected to carry lower traffic volumes than the northern and central portions of the roadway. The design speed for this portion of the road would be 35 mph. Therefore, a narrower right-of-way, narrower paving width and no turn lane are proposed. The cross-section for the southern portion of the collector arterial would feature:

- 65' right-of-way
- 32' paving
- Parking allowed (west side only)
- 5' planter strips (both sides)
- 5' sidewalk (one side)
- 12' multi-use path (one side)

Neighborhood Collector. NE 104th Place and a portion of 239th Place NE would be designed as a neighborhood collector roadway, per the King County Road Standards (see **Figure 8**). The cross-section of this roadway would feature:

- 56' right-of-way
- 32' paving

- 5’ planter strips (both sides)
- 5’ sidewalk (both sides)

Subcollector Roads. The westernmost major north/south roadway on site (Muirwood Drive) and other roads within the site would be designed as subcollector roads, per the King County Road Standards (see **Figure 8**). The cross-section would feature:

- 50’ right-of-way
- 28’ paving
- 5’ planter strips
- 5’ sidewalks (both sides)

The paving width would provide for parking on both sides of the roadway. A 5-foot planter strip is proposed between the curb and the sidewalk.

Modified Subcollector Road. NE 97th Place, an east-west roadway connecting the southern portion of Development Area D with Eastridge Drive, is proposed as a “Modified Subcollector” (see **Figure 8**). NE 97th Place would be designed to minimize impacts to wetlands located at this roadway crossing. This modified section includes:

- 40’ right-of-way
- 24’ paving
- Separated 5’ pedestrian pathway

Subaccess Roads. Circulation loops throughout the RRE residential neighborhoods would be designed as subaccess streets, per the King County Road Standards (see **Figure 9**). Where there would be alley accessed housing types and where subaccess roads intersect with alleys, a 28-foot paving width is proposed. Otherwise, paving width would be 24-feet wide. The cross-section of these roadways would feature:

- 40’ right-of-way
- 28’ paving (24’ where no homes are designed as alley accessed, or where no alleys intersect)
- 5’ planter strip (one side)
- 5’ sidewalk (one side)

Minor Access Roads. Other roadways within the RRE neighborhoods would be designed as minor access roads, per the King County Road Standards, with exceptions in certain areas (see **Figure 10**). An eyebrow/minor access roadway loop extension from the subaccess roads is proposed to serve 8 - 10 single-family lots with an expanded “island” of grass or native vegetation. The cross-section of these roadways would feature:

- 32’ right-of-way
- 22’ paving
- 5’ sidewalk (one side)

The sidewalk on these roadways is proposed as a continuation of the subaccess road sidewalks. No sidewalk is proposed for the expanded island or around the minor access portion of the road.

Alleys. The RRE circulation system would create a safer environment for pedestrians by eliminating the need for driveways on as many rights-of-way as possible through the use of alleys (see **Figure 11**; this figure also depicts proposed cul-de-sacs in the proposed UPD). All of the proposed 20-foot wide access tracts within RRE providing access to the garages from the rear of the home would be alleys. In some locations, the alleys would be of a standard design with "through" connections and lengths less than 400 feet. In other locations the alleys would provide access corridors similar to joint driveways approximately 150 feet in length, serving up to 4 units. A third type of alley would include an extended or looping alley access system, often intersecting with other alley corridors, to maximize use of housing types that "front" on subaccess or subcollector roadways.

Transit and Traffic Demand Management. It is the applicant's intent that the RRE motorized circulation system facilitate transit service to the site and traffic demand management (TDM). Roadways within RRE that would serve as future potential transit routes would be designed to accommodate transit service (i.e., vehicle travel ways would be sufficiently wide to accommodate bus access and turning movements, design would accommodate transit shelters). Both the Redmond Ridge UPD/FCC and Trilogy at Redmond Ridge UPD have Transportation Management Plans. These Plans identify elements to reduce both on and off-site vehicular impacts, including provision of a transportation coordinator to promote use of alternate transportation modes, distribution of transit and ridesharing information to residents, transportation surveys and monitoring, free transit passes, on-site bicycle parking, and park and pool lots. The Greater Redmond Transportation Management Association (GRTMA) is used to facilitate and implement the Redmond Ridge UPD/FCC Transportation Management Plan. Incorporation of transit and TDM programs into RRE would be coordinated with the efforts of Redmond Ridge and Trilogy at Redmond Ridge to provide a consolidated approach to transit and TDM in the area, to the extent practical. This would include the potential for implementation of a shuttle service coordinated with the King County Metro Van Share program (see the **Transportation** section and **Appendix H** for additional information on the incorporation of transit and TDM programs into RRE).

Access Alternatives. As directed by King County, four additional roadway connections, which are not part of the applicant's proposal, are analyzed in this DEIS. These access alternatives, referred to as Alternatives A, B, C and C-1 and described below, define options to potentially improve access and circulation to the sites and site vicinity.

Access Alternative A would result in a north-south connection through the Panhandle site. This access alternative would provide a second access to the Panhandle from the north by connecting the proposed extension of 255th Avenue NE through the Panhandle to the 243rd/248th Avenue NE corridor. The connection is analyzed in this EIS as a Rural Neighborhood Collector.

Access Alternative B would provide an east-west connection between RRE and the Panhandle. This access alternative would connect Eastridge Drive in RRE to the proposed 255th Avenue NE in the Panhandle and ultimately to NE 80th Street (via 255th Avenue NE), providing a second access to the Panhandle and a third access to RRE. The connection is analyzed in this EIS as a Rural Neighborhood Collector.

Access Alternative C would provide an east-west connection between RRE and the Redmond Ridge UPD. This access alternative would connect Muirwood Drive in RRE to Redmond Ridge Drive in the existing Redmond Ridge development by extending one of the Redmond Ridge

business park access roads, providing a direct connection between the Redmond Ridge and RRE UPDs and providing a third access to RRE. This connection is analyzed in this EIS as an Urban Neighborhood Collector.

Access Alternative C-1 would provide an east-west connection between RRE and the Redmond Ridge UPD, similar to Access Alternative C; however, this route would be located further to the south. This access alternative would connect Cedar Park Crescent at its intersection with Redmond Ridge Drive in Redmond Ridge to NE 100th Street in RRE. This connection is analyzed in this EIS as a Rural Neighborhood Collector, with a reduced shoulder width from eight feet to four feet, and provision for a 10-foot-wide hard surface pathway adjacent to the roadway on one side of the street.

The access alternatives are further described and analyzed in **Chapter 3** and **Appendix I** to this DEIS. See **Figure 33** in the **Transportation** section for a depiction of the Access Alternatives. Alternative locations for the Access Alternatives may be determined by King County and analyzed in the Final EIS.

Sewer and Water

Sewer

Sewer service to RRE would be provided by the City of Redmond. The City issued a certificate of sewer availability for RRE in January, 2003. The development currently proposed for RRE (780-800 dwelling units and a recreation complex) is less than the level of development assumed for the site in the City's General Sewer Plan (October, 1997). The RRE proposal requires an amendment to the General Sewer Plan in order to provide sewer service from two connection points in The Village at Redmond Ridge to the north of the site. The amendment to the City's General Sewer Plan has been submitted to the City for approval. The report (Novelty Hill Sewage System, Plan Amendment Technical Memorandum, dated December 2003) identifies a reduction in the proposed service area from 1,000 residential units to a proposed maximum of 800 residential units for the RRE project. The amendment is consistent with all other aspects of the earlier General Sewage Plan (1997). This EIS is intended to satisfy the SEPA documentation requirements for the General Sewer Plan amendment. See the **Utilities – Sewer** section in Chapter 3 for additional information.

The primary sewer infrastructure needed to connect RRE to the regional sewer system has already been constructed for the Redmond Ridge UPD/FCC and Trilogy at Redmond Ridge UPD. These major sewer systems were designed to serve all of the Novelty Hill UPD/FCCs, including RRE. These existing sewer systems are not sized to accommodate any further development outside of the UPDs. Therefore, there would be no extension of urban-level sanitary sewer to the adjacent rural area outside of RRE by the City of Redmond. Sewer service to RRE would be provided from two points in The Village at Redmond Ridge to the north of the site (Reach 2 and Reach 15). The proposed sewer conveyance system would be a gravity system. The trunk line and branch lines of the system connecting to Reach 2 would be 8-inch lines. The trunk line for the sewer system connecting to Reach 15 would be 8 and 10 inch lines. The branch systems from Reach 15 would be 8 inch lines. All on-site sewer facilities would be designed and constructed to the City's and Washington State Department of Ecology's standards. The on-site sewer facilities would be dedicated to the City upon completion. Construction would be fully financed by the UPD/FCC applicant (see the **Utilities - Sewer** section in Chapter 3 for additional information on sewer service).

Water

Water service to RRE would be provided by the City of Redmond Novelty Hill Water System. The City issued a certificate of water availability for RRE in January, 2003. The development proposed for RRE (780-800 dwelling units and a recreation complex) is less than the level of development considered for the site in the City's current Water System Plan (2003). An amendment to the Water System Plan has been submitted to the City for approval. This amendment is justified by reductions in demand for City water service (i.e., from Trilogy at Redmond Ridge and RRE). This EIS is intended to satisfy the SEPA documentation requirements for the Water System Plan amendment. See the **Utilities** section for further discussion.

The primary water infrastructure needed to connect RRE to the regional water system has already been constructed for the Redmond Ridge UPD/FCC and Trilogy at Redmond Ridge UPD. The water system facilities for these two areas were designed to serve all of the Novelty Hill UPD/FCCs, including RRE. The existing water system facilities are not sized to accommodate any further development outside of the UPDs. RRE can be adequately served with domestic water, irrigation water for the recreation complex and fire flow (a minimum of 1500 gpm) from the City of Redmond. Extension of lines and looping of distribution mains through RRE would be required. Existing water distribution mains in The Village at Redmond Ridge rights-of-ways would be extended to serve RRE. An off-site connection is proposed that would loop the water system through the Redmond Ridge UPD/FCC business park to the west of the RRE site to ensure the reliability of RRE's water service and fire flow. All on and off-site water facilities would be designed and constructed to City of Redmond standards. Construction would be fully financed by the UPD/FCC applicant (see the **Utilities – Water** section in Chapter 3 for additional information on water service).

Stormwater Control

As required by the UPD and FCC criteria, a Master Drainage Plan (MDP) has been prepared for RRE. An MDP provides the "blueprint' for drainage control and the analytical demonstration of compliance with applicable environmental criteria. The four primary goals for the RRE stormwater control system are: 1) protection of the erosion-sensitive Snoqualmie Valley slope from surface water and groundwater impacts; 2) protection of aquatic habitat (i.e., wetlands, bogs, streams); 3) protection of off-site tributaries and neighboring wells from groundwater impacts; and 4) control of water quality impacts. A brief description of the proposed stormwater control system for RRE is presented below (see the **Water** section in Chapter 3 and **Appendix C** for details on the RRE MDP).

Stormwater quantity control and water quality treatment would be provided for RRE consistent with the 1998 King County Surface Water Design Manual (KCSWDM) Core Requirements. Following development of RRE, surface water runoff from the site would be conveyed to on-site detention facilities, with the exception of roof drains adjacent to wetland areas. These roof drains would help maintain wetland hydrology, compensating for natural basin areas diverted under the proposed development plan. Diversion of drainage is proposed in certain subbasins on site in order to achieve the primary goals for stormwater control listed above. Diversion of developed drainage would allow the rate or volume of flow directed to downstream systems to be maintained consistent with current rates or volumes of flow.

The majority of developed runoff would be directed to two detention ponds prior to release to a pipeline (the "Unnamed Creek Bypass" pipeline). This pipeline was previously constructed as part of Trilogy at Redmond Ridge UPD (aka, Blakely Ridge UPD). It bypasses the erosion sensitive slopes to the east and discharges at an acceptable location in the Snoqualmie River flood plain (see the **Water** section in Chapter 3 and **Appendix C** for details on stormwater discharge). Surface water runoff from portions of the site not able to drain to the pipeline, due to topography, would be conveyed to a detention facility discharging to two off-site wetlands (Wetlands FF/BBC52 and EC 6), a water quality facility (SRN-3 No. 1) discharging to Wetland BBC 53, or to an infiltration pond located in the recreation complex area. In order to ensure that emergency overflows are not directed over the erosion-sensitive Snoqualmie Valley slopes, secondary storage would be provided to store and detain runoff in the event of a primary facility failure or overflow, including overflow for flows exceeding a 100-year event (see the **Water** section and **Appendix C** for details). All facilities would discharge to constructed overflow facilities except Facility ECE-6 No. 1, which would overflow to Wetland EC-6, and Facility SRN-3 No. 1.

Water quality control would be provided for runoff from the RRE development area consistent with BMPs from the 1998 KCSWDM Water Quality Menu. Facilities would follow either the Basic Water Quality Menu or the Sphagnum Bog Protection Menu, depending on the receiving water body. Areas draining to bogs would be treated using the Sphagnum Bog Protection Menu, using a combination detention/large wet pond with a large sand filter, or stormwater wetland and large sand filter combination. Areas draining to the Unnamed Creek Bypass would use a combined detention/wet pond. Areas draining to the proposed infiltration facility would use a pre-settling pond followed by infiltration into soils. A portion of infiltration pond inflow would be diverted to on-site wetlands as described above. These flows would receive treatment using a biofiltration swale prior to discharge.

Clearing and Grading

Development of RRE would require clearing, grading and earth movement to construct residences, roadways, recreational facilities and infrastructure throughout the RRE site. Clearing and grading for RRE would be sequenced over approximately 3 to 4 years, in accordance with the construction schedule described below. A detailed grading plan has not been formulated at this stage of RRE. However, for purposes of this EIS, preliminary clearing and grading calculations were made; it is estimated that approximately 175 acres of clearing and approximately 1.5 million cubic yards of earthwork would be required through project buildout of RRE. Specific clearing and grading quantities would be determined during final engineering. A balance between excavation and fill would be sought on site, to limit export of excess grading material to the extent possible. This would be accomplished, in part, by stock piling and reuse of on-site materials during land development preparation, including use of the proposed recreation complex area in the southern portion of the site. Export of logging materials and import of select material for utility installation would be required. The truck volumes needed to haul this material are discussed in the **Transportation** section in Chapter 3 and **Appendix H** to this EIS. Haul route agreements and truck routes would be established in coordination with King County, City of Redmond, and Washington State Department of Transportation, as necessary, depending upon the specific off-site locations where logging material would be transported.

Native vegetation would be retained within perimeter buffer zones, sensitive areas, native growth retention tracts, and between development areas that do not require earth movement,

and as possible, would be incorporated into landscape areas. Temporary erosion and sedimentation control (TESC) measures would be implemented, as required by the 1998 King County Surface Water Design Manual (KCSWDM) and as developed through the Master Drainage Plan (see the **Earth** section in Chapter 3 and **Appendix A** to this EIS for further information on proposed TESC measures).

Construction Schedule

Land development of RRE (installation of plat infrastructure including roads, storm drainage facilities, etc.) would occur over a period of three to four years, with home construction/buildout slated to continue to 2010. Construction would generally proceed from north to south in three or more phases, depending on market conditions. The major factor determining the specific size and location of each phase would be the logistics of financing and providing infrastructure necessary to serve proposed development. A specific plan for phasing the development would be identified as part of the review and consideration of the Development Agreement.

DESCRIPTION OF THE PANHANDLE

Overall Concept

The goal of the Panhandle proposal is to provide a large lot, rural-type subdivision that is compatible with the rural development pattern of adjacent properties to the north, south and east of the site. The large lot, rural-type development proposed for the Panhandle site would help to achieve a transition between the urban development proposed for the RRE UPD/FCC to the west and rural residential uses to the north, south and east. The site is presently located in the County's UGA and zoned for urban development. Under the BCCRP agreement, the Panhandle site would be redesignated to rural in the King County Comprehensive Plan and rezoned to a Rural (RA) zoning classification; the King County Department of Development and Environmental Services is currently in the process of preparing a rezone request for the Panhandle site to RA-5, which will be considered by the County Council in 2004. The current proposal would be consistent with the density provisions of the proposed RA-5 zone.

Residential Lots

The Panhandle proposal would subdivide the approximately 122-acre site into a maximum of 22 single-family residential lots. The current site plan for the Panhandle shows 21 lots; however, this EIS assumes a maximum of 22 lots to allow the applicant flexibility to achieve an additional lot in the final plat, and to provide a conservative analysis of potential impacts on the site. The individual lots would range from approximately 2.3 to 3.2 acres in size, for a maximum of 0.2 Du/Ac. Sensitive areas (i.e., steep slopes, wetlands and wetland buffers), and other protected open spaces would be platted as separate tracts, covering a total of approximately 40 percent of the site area (see **Figure 12** and **Table 7**).

Open Space/Recreation Space

Approximately 40 percent of the Panhandle site (49 acres) would be preserved in open space tracts under the proposal, including: sensitive areas tracts, Native Growth Retention (NGR) tracts and other open space tracts, in accordance with KCC 16.82.150 (see **Figure 12** and **Table 7**). The largest component of the Panhandle open space would be the sensitive area

Figure 12
Panhandle Plat Site Plan

Table 7
PANHANDLE LAND USE SUMMARY

Land Use Category	Area (Approximate Acres)	% of Total
Residential Uses (0.2 DU/Ac.)	61.5 Ac.	50.6%
Sub-Total Residential Uses	**61.5 Ac.**	**50.6%**
Non – Residential Uses		
Rights-of-Way (ROW)	5.0 Ac.	4.1%
Detention Tracts	6.0 Ac.	4.9%
Sensitive Area, Open Space, and Native Growth Retention (NGR) Tracts		
Wetland	28.7 Ac.	
Steep Slope	10.1 Ac.	
NGR	2.5 Ac.	
Open Space	7.7 Ac.	
Total	49.0 Ac.	40.3%
Sub-Total Non-Residential Uses	**60.0 Ac.**	**49.4%**
TOTAL ALL USES	**121.6 Ac.**	**100%**

Source: Otak, 2004.

tracts. The sensitive area tracts would encompass approximately 38.8 acres and would include steep slope areas, steep slope buffers, wetlands and wetland buffers. A number of open space tracts are also proposed throughout the Panhandle site to preserve existing trees and vegetation. Additionally, NGR tracts are proposed downstream of the proposed on-site detention facilities and upstream of the existing wetland buffers. These NGR tracts are intended to encourage the re-distribution and dispersion of controlled stormwater flows discharged from individual detention ponds. Following recording of the final plat, implementation of clearing restrictions, protection of vegetation, and any necessary maintenance of on-site NGR, sensitive area and open space tracts would be the responsibility of the Panhandle homeowners association, as specified in the covenants, conditions and restrictions (CC&Rs) for the community in the final recorded plat. Enforcement of clearing restrictions in sensitive areas, if violations occur, will be the responsibility of King County.

A vegetation management plan is proposed that would be implemented to regulate clearing in the buffer area on the eastern portion of the site to allow for views (unauthorized clearing could have a detrimental effect on proposed stormwater control measures). Enforcement of the vegetation management plan would be the responsibility of the Panhandle homeowners association as specified in the covenants, conditions and restrictions (CC&Rs) for the community in the final recorded plat.

Access and Circulation

Access to the Panhandle site would be provided from one point on the site's southern boundary at 255th Avenue NE (see **Figure 12**). Two north/south roadways (255th Avenue NE and Street B), terminating at cul-de-sacs, would provide access to individual lots. One east/west roadway (Street A) would connect the two north/south roadways. All on-site roadways would be designed to the roadway section requirements of the current King County Road Standards (KCRS), with the exception of the crown of Street A. On-site roadways would be located within 48-foot wide rights-of-way, except Street A, which would be located within a minimum 36-foot wide right-of-way to minimize wetland and wetland buffer impacts. A private access easement would be provided to adjacent off-site parcels located to the east of the Panhandle site.

The north/south extension of the existing 255th Avenue NE on site would be designed as a rural subaccess street. The easternmost north/south on-site roadway, Street B, would be designed as a rural minor access street. Each of these local access roads would feature 20 feet of driving surface with 4-foot wide shoulders on each side, for a total pavement width of 28 feet. The interior east/west road, Street A, which would connect 255th Avenue NE to Street B, is proposed to be a rural minor access street with a modified section. The section modification consists of a single slope cross section with a grass-lined ditch or filter strip at one side in-lieu of a typical crowned roadway section. This connector road, Street A, would meet KCRS roadway section standards with a 20-foot wide asphalt driving surface and 4-foot wide shoulders on each side, for a total roadway width of 28 feet.

Proposed access to the Panhandle would require variances to two standards of the KCRS. Section 2.20 of the KCRS requires that a second access be provided to a residential subdivision if a single access serves more than 100 lots or dwelling units. NE 80th Street to the east of 238th Avenue NE, which would serve the Panhandle, currently serves in excess of 100 lots. A variance to KCRS 2.20 would be required in order to provide access to the Panhandle, as proposed. Section 2.08 of the KCRS limits the length of a permanent cul-de-sac to a maximum of 1,000 feet if it serves no more than 50 lots. A variance to KCRS 2.08 would be required to exceed the maximum allowed cul-de-sac length, since the cul-de-sac road system serving the Panhandle proposal (255th Avenue NE including the off-site portion, Street A, and Street B) extends more than 1,000 feet. The applicant has submitted requests for both variances to the King County Road Engineer.

Access Alternatives. As discussed under the Description of Redmond Ridge East UPD/FCC, four additional roadway connections are analyzed in this DEIS at the direction of King County. Access Alternatives A, B, C and C-1, which are shown in Figure 1 of **Appendix I**, are not part of the applicant's proposal, but define options to potentially improve access and circulation within the project vicinity. Access Alternative A would provide a northern connection to the Panhandle by connecting the proposed extension of 255th Avenue NE to the 243rd/248th Avenue NE corridor. Access Alternative B would provide an east-west connection between RRE and the Panhandle by connecting Eastridge Drive in RRE to the proposed 255th Avenue NE in the Panhandle. Access Alternative C would provide an east-west connection between RRE and the Redmond Ridge UPD by connecting Muirwood Drive in RRE to one of the business park access roads in Redmond Ridge. Access Alternative C-1 would provide an east-west connection between RRE and the Redmond Ridge UPD, similar to Access Alternative C; however, the connection would be located further to the south and would connect Cedar Park Crescent at its intersection with Redmond Ridge Drive in Redmond Ridge to NE 100th Street in Development Area D of RRE. The access alternatives are further described and analyzed in **Chapter 3** and

Appendix I. Alternative locations for the access alternatives may be determined by King County and analyzed in the Final EIS.

Water and Sanitary Sewer

Water

The Panhandle site is currently within the City of Redmond's water service area. The City issued a letter of water availability for the project in January, 2003. Provision of water to the Panhandle site from City of Redmond would require construction of a reservoir in a designated tract on the adjacent RRE site to provide adequate water pressures. As indicated previously, the Panhandle site is proposed to be rezoned from Urban to Rural (RA-5) zoning as a condition of the BCCRP Agreement. The King County Comprehensive Plan and the City of Redmond Comprehensive Plan both would allow the provision of water service to a rural project outside the City limits.

However, the area immediately south of the Panhandle site is currently served by the Sammamish Plateau Water and Sewer District (SPWSD). SPWSD's distribution mains are located within the 255th Avenue NE and 258th Avenue NE rights-of-way, and extend nearly to the Panhandle site's south boundary. Annexation of the site to the SPWSD and a service area boundary revision between SPWSD and Redmond would be necessary in order for SPWSD to serve the site. The applicant received a certificate of water availability from SPWSD in September 2003 (see the **Utilities – Water** section in Chapter 3 for additional information on water service). An amendment to the SPWSD's water comprehensive plan would be required, and would require approval by the King County Council prior to preliminary plat approval. The applicant is currently working with the SPWSD to amend its water comprehensive plan. The service area boundary revision would also require an amendment to the City of Redmond's Comprehensive Water Plan.

As an alternative to the proposal that water service be provided by SPWSD, water could be provided by individual on-site wells on the proposed Panhandle lots, assuming the applicant possesses the necessary water rights (see Section 3.4 of **Appendix B** for a groundwater quality analysis of the potential use of individual on-site wells, including the effects of on-site septic systems and stormwater infiltration, in relation to the use of individual on-site wells).

Sewer

The Panhandle site is currently within the City of Redmond's sewer service area. The City issued a letter of sewer availability for the project in January, 2003. The "availability" of sewer service from the City was conditioned on the site remaining within the County's Urban Growth Area (UGA). As mentioned previously, the Panhandle site is proposed to be rezoned from Urban to Rural (RA) zoning as a condition of the BCCRP Agreement. With this rezone, it is proposed that sanitary sewer disposal would be provided via individual on-site septic systems, since County regulations do not permit sewers to serve new rural subdivisions.

Extensive soils explorations have been performed on the Panhandle site to determine the suitability of the site for on-site septic systems. Data from these explorations and preliminary analysis indicate that soils on the Panhandle site would be suitable for on-site septic systems (see the **Earth** section in Chapter 3 and **Appendix A** for further information). An application for

approval of the on-site septic systems was submitted to the King County Health Department on November 18, 2003. The status of this application is pending.

Stormwater Control

The stormwater control facilities proposed for the Panhandle site are consistent with large lot, residential projects in rural King County. On-site stormwater flow control facilities (i.e., conventional detention ponds) are proposed for the Panhandle project in accordance with the 1998 King County Surface Water Design Manual (KCSWDM).

Stormwater runoff from pavement areas (including gravel shoulders) within the on-site rights-of-way would be collected by roadside ditches designed as continuous inflow biofiltration swales. These ditches would provide basic water quality treatment in accordance with the 1998 KCSWDM, while also providing conveyance to the on-site stormwater detention ponds. All developed impervious and cleared site areas (except those specially designated for individual lot infiltration) are proposed to be collected and conveyed to the on-site detention tracts. The on-site pond facilities would discharge to undisturbed native areas. Drainage from these dispersion areas (i.e., NGR tracts) would filter through natural vegetation prior to their ultimate discharge to on-site wetlands. All dispersion systems and daylight outfalls serving on-site areas would be located no less than 100 feet from the top of any delineated steep slopes, sensitive areas, or existing channel. Five lots (lots 8, 18, 19, 20, and 21) would feature individual infiltration facilities. (See the **Water** section in Chapter 3 and **Appendix C** for further information on the Panhandle stormwater control system).

PSE Tightline Alternative. King County Code requires a tightline drainage system to a non-erosive outlet for development projects within designated landslide drainage hazard areas, such as specific steep slope areas above the Snoqualmie River. The applicant has requested an adjustment to the tightline requirement for the currently proposed Panhandle stormwater control system, with justification provided in the Master Drainage Plan (MDP) and supporting technical analyses. The PSE tightline alternative, which is not part of the applicant's proposal, is shown in Figure XH-010 of **Appendix C**, is presented as an alternative method of discharging on-site drainage to the SRS-5 basin (also known as the Pepper Creek basin). The PSE tightline alternative would convey stormwater drainage from a portion of the Panhandle site to the Snoqualmie River via a tightline currently proposed for the PSE Novelty Substation project. Panhandle stormwater runoff from disturbed areas of the site would be controlled using the same conventional on-site facilities as described above for the proposal. Runoff volumes from the project would be collected downstream of the on-site wetlands. Portions of this collected runoff would be directed to the PSE tightline and the balance would continue to its current discharge at Pepper Creek. This drainage alternative is further described and analyzed in the **Water** section and **Appendix C**.

Grading

Development of the Panhandle would require clearing, grading and earth movement to construct residences, roadways and infrastructure throughout the Panhandle site. Clearing and grading for the Panhandle would be sequenced over approximately 1 to 2 years, in accordance with the construction schedule described below. A specific grading plan has not been formulated at this stage of the Panhandle. For purposes of this EIS, preliminary clearing and grading calculations were made. Clearing for the Panhandle proposal would be limited to approximately 35 percent of the total unsubmerged site area, with a maximum of 20 percent

impervious surface area per lot. A homeowners association or other regulatory authority would enforce CC&Rs, including clearing limitations and implementation of an approved vegetation management plan. King County would enforce any violations of clearing restrictions. Between 15,000 and 50,000 cubic yards of earthwork would be required through project buildout of the Panhandle (including removal of strippings and assuming suitable on-site subgrade materials). It is estimated that less than 15,000 cubic yards of unsuitable materials would be exported off site through buildout. Specific clearing and grading quantities would be determined during final engineering of the Panhandle.

Construction Schedule

Installation of plat infrastructure (roads, storm drainage facilities, etc.) for the Panhandle would occur over a period of one or two construction seasons, with home construction/buildout slated to occur no later than 2010.

ALTERNATIVES

Reasonable alternatives analyzed in an EIS include actions that could feasibly attain or approximate a proposal's objectives, but at a lower environmental cost or decreased level of environmental degradation (WAC 197-11-440). The applicant's objectives for the RRE and Panhandle projects are listed earlier in this chapter. The range of possible reasonable alternatives to the RRE proposal take into consideration the provisions of the BCCRP, physical constraints of the site, market factors, the complimentary relationship of RRE to the existing Redmond Ridge and Trilogy developments, and limitations on access to/from Novelty Hill Road. Potential alternatives that would call for substantially different land use configurations would be inconsistent with the above objectives.

In addition to the Proposed Actions, two alternatives are provided in this EIS to satisfy SEPA requirements for analysis of alternatives, as described below.

Alternative 1 – 5-acre Rural Development

Alternative 1 assumes that the RRE UPD/FCC is not approved by the County, and the BCCRP is not implemented. It, therefore, analyzes what would most likely happen to the RRII site on a long-term basis without those actions (consistent with the 2010 buildout period of the RRE and Panhandle proposals). It assumes that Quadrant would seek some viable use and economic return on the sites over time. As provided for by the King County Comprehensive Plan (CP-102, item #15), if the UPD/FCC is not pursued, the RRE site would revert to rural zoning (RA-5). Alternatively, the applicant could pursue downzoning of the RRE site to rural, RA-5 zoning. A proposal to downzone the Panhandle site to RA-5 is being prepared by the King County DDES. This alternative would yield a maximum of 91 lots (67 lots on the RRE site and up to 24 lots on the Panhandle site), assuming that short-platting of underlying 20-acre tax lots occurred over time on both the RRE and Panhandle properties, which make up the RRII site, or formal rural platting of the tax lots is undertaken by the applicant (see **Figures 13** and **14**; **Figure 13** is a conceptual site plan for the RRE site, if Alternative 1 were pursued, the plan would need to be adjusted to meet County regulations). Drinking water could be provided by extension of existing public systems, individual wells, or via a community water system. Wastewater treatment for each lot would be provided by individual or community on-site septic systems. Enhanced stewardship and preservation of approximately 700 acres of wetlands and open space and

Figure 13
Alternative 1 Site Plan – RRE

Figure 14
Alternative 1 Site Plan – Panhandle

provision of athletic fields to serve the eastside of King County would not be instituted, per the provisions of the BCCRP. The existing equestrian trail located in the southern portion of the RRE site would not be preserved.

Alternative 2 – No Action

Alternative 2 assumes that no development would occur on the RRII site. The RRII site would remain vacant for the foreseeable future, but the existing 20-acre tax lots could be sold off and developed. This alternative would yield 20 lots on both the RRE and the Panhandle properties (see **Figure 15**).

Drinking water would be provided by individual wells. Wastewater treatment for each lot would be provided by individual on-site septic systems. Expanded stewardship and preservation of approximately 700 acres of wetlands and open space and provision of athletic fields to serve the eastside of King County would not be instituted, per the provisions of the BCCRP. The existing equestrian trail located in the southern portion of the RRE site would not be preserved.

BENEFITS AND DISADVANTAGES OF DEFERRING PROJECT IMPLEMENTATION

The benefits of deferring all actions on the overall RRE proposal are (deferral in this context is for the foreseeable future):

- The undeveloped site would not be converted to a more intensive UPD/FCC community at this time (this could be perceived as either a benefit or disadvantage, depending on one's perspective).
- The environmental impacts associated with proposed urban-type development, including increased traffic, stormwater runoff, light and glare, noise and demand for public facilities and services would be deferred.

The benefits of deferring all actions on the Panhandle proposal are:

- The undeveloped site would not be converted to rural, large lot development at this time (this could be perceived as either a benefit or disadvantage, depending on one's perspective).
- The environmental impacts typical of rural-type development, including minor increases in traffic, stormwater runoff, light and glare, noise and demand for public facilities and services would be deferred.

The disadvantages of deferring all actions on the overall RRE proposal are:

- The BCCRP Agreement would not be finally implemented. The opportunity for: completion of the Redmond Ridge master planned community in a manner that would be scaled back from earlier development plans for the property; expanded stewardship and preservation of approximately 700 acres of wetlands and open space; and provision of athletic fields to serve the area covered by LWYSA would be deferred or possibly eliminated. Approximately 450 acres of sensitive area tracts in the Redmond Ridge UPD, as well approximately 175 acres of sensitive area tracts in

Figure 15
Alternative 2 Site Plan – RRE and Panhandle

the Trilogy UPD, would continue under the authority of four different homeowners association if RRE is not implemented. Wetlands would not be conveyed to the Cascade Land Conservancy for management and monitoring.

- Existing and planned/approved infrastructure designed to provide the Novelty Hill area with urban services, such as water, sewers, and utilities, would not be implemented.
- A coordinated approach to providing additional infrastructure, including for stormwater management, may not occur.
- The site would remain in its existing condition as second and third growth forest; additional timber harvesting would likely occur in the future.
- The opportunity to provide a range of urban housing choices within the UGA, public park/recreational facilities and permanent open space would be deferred or possibly eliminated.
- The increased tax base that would accrue to King County, Lake Washington School District and the State of Washington from construction and occupancy of the proposed UPD/FCC would be deferred.
- The County would have to meet its GMA growth allocations elsewhere in its Urban Growth Area.

The disadvantages of deferring all actions on the Panhandle proposal are:

- The BCCRP Agreement would not be finalized. The re-designation and zoning reclassification of the Panhandle site from an urban to rural would be deferred or possibly eliminated.
- The site would remain in its existing condition as second and third growth forest; additional timber harvest would likely occur in the future.
- The opportunity to provide rural, large lot development on site would be deferred and possibly eliminated.